



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

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April 20, 2016

Mike Ribordy
Chief, Emergency Response Section 2
Emergency Response Branch 2
U.S. EPA, Region 5
77 West Jackson Boulevard, SE-5J
Chicago, IL 60604

Re: North Suburban Cleaners
LPC# 0311955090 – Cook County
SF/Tech

Dear Mr. Ribordy:

I am requesting the Region 5 Offices of the United States Environmental Protection Agency (U.S. EPA) assign an On-Scene Coordinator to conduct a time-critical removal assessment and possible removal action at the North Suburban Cleaners site located in Morton Grove, Cook County, Illinois.

The North Suburban Cleaners site is located on 0.44 acres of property at 7620 Dempster Street. Bordered by Dempster Street (aka: U.S. Highway 14) to the south and Ottawa Street to the west, this former dry cleaner once occupied a 24 foot by 60 foot portion of a small strip mall. Residential properties can be found immediately east and north. Additional residential properties are located to the northwest of the site beyond Ottawa Street. A high school is located approximately 500 feet to the south of the site. The attached map provides the location of the site.

North Suburban Cleaners began operations in 1965 and continued until 2008. After 2008, the business continued to operate for a short time, however, the dry cleaning process was no longer being done on the premises. Currently, a nail salon and small grocery store occupy the building space that was once used by North Suburban Cleaners.

North Suburban Cleaners enrolled in Illinois EPA's Site Remediation Program (SRP) in 2004 for the purpose of receiving a No Further Remediation (NFR) letter. Since their enrollment, the applicants have completed a limited amount of investigation activities, while being reimbursed

by the Illinois Drycleaners Environmental Trust Fund. After thirteen years in the SRP, an NFR has not been issued for this site.

Investigations in 2013 and 2014 indicated that significant levels of chlorinated solvents, related to the former dry cleaner, can be found within the soil, groundwater, and soil vapors at and near the site.

The following soil sample results indicate the highest levels of chlorinated solvents detected on site:

- Perchloroethylene (PCE) – 10,000 mg/kg
- Trichloroethene (TCE) – 34 mg/kg
- Vinyl Chloride (VC) – 8.8 mg/mg

The following are soil gas sample results that were collected in 2014:

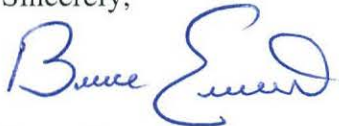
- Perchloroethylene (PCE) – 43,000 mg/m³
- Trichloroethene (TCE) – 1,500 mg/m³
- Vinyl Chloride (VC) – 1,400 mg/m³

The North Suburban Cleaners site has been in Illinois EPA's SRP since 2004 and has yet to receive an NFR letter. Also, the Illinois Drycleaners Environmental Trust Fund does not have the ability to reimburse the applicant for any further investigation or clean-up at this time. Residential properties are located less than 100 feet from the former dry cleaners and a school is located nearby. Due to the fact that recent sample data detected significant levels of chlorinated solvents and the fact that residents are located near the former dry cleaner, a time-critical removal action may be warranted.

Please have your On-Scene Coordinator contact me at the above number as soon as possible to discuss additional site information and to make arrangements for a site visit.

Thank you for your continued support and we look forward to hearing from U.S. EPA for this project and future removal activities.

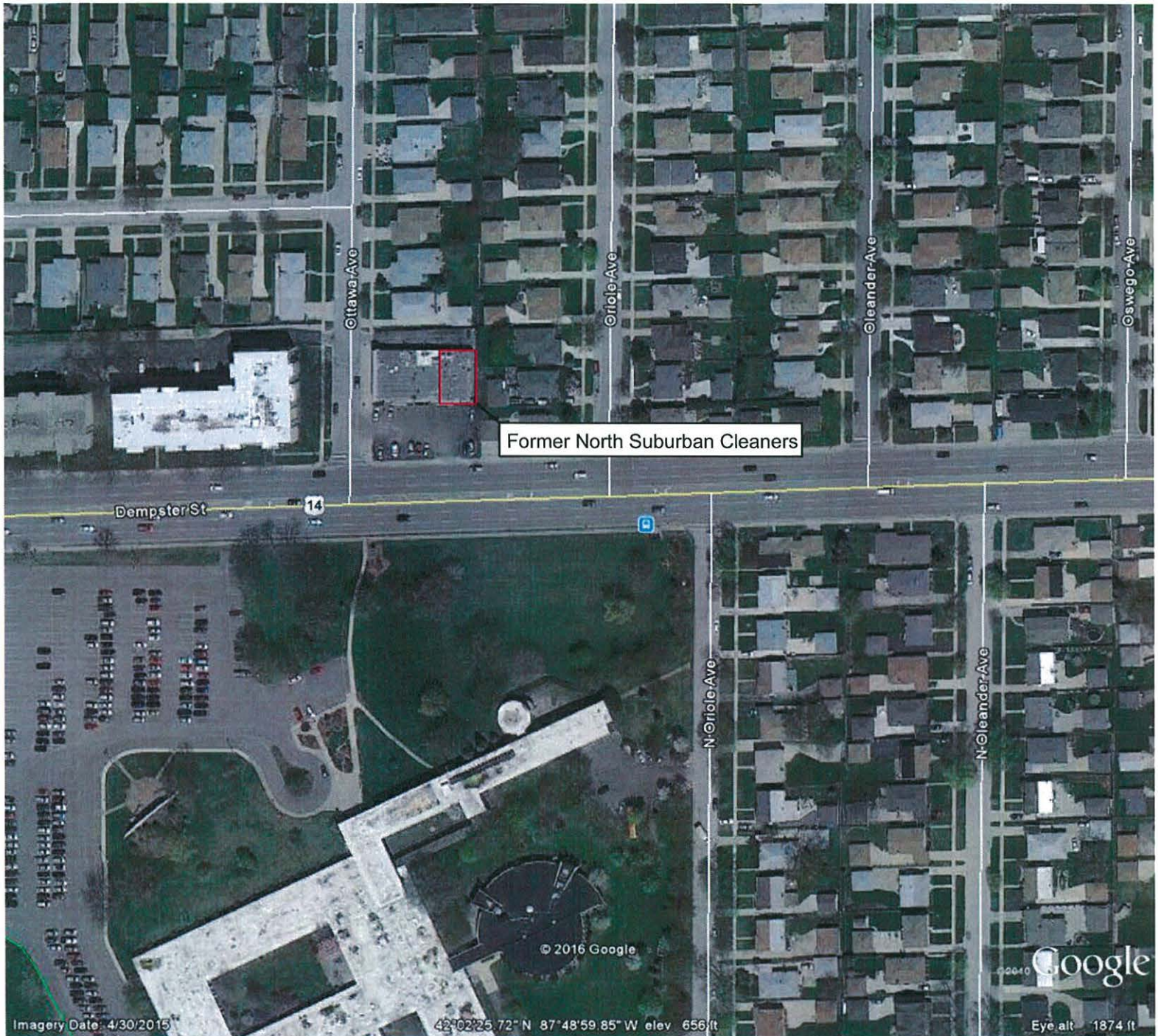
Sincerely,



Bruce Everetts
Office of Site Evaluation
Division of Remediation Management
Bureau of Land

bcc: Division File, w/ attachments
Sam Borries, U.S. EPA, w/o attachments, via e-mail
Jay Timm, OCR, w/o attachments, via e-mail
Dean Studer, OCR, w/o attachments, via e-mail

Site Location Map North Suburban Cleaners Morton Grove, Illinois



Prepared By:
Office of Site Evaluation
Division of Remediation Management
Bureau of Land

